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FOR SALE

**Investment Opportunity
Two Shop Units and First Floor Two Bedroom
Separate Flat
2/2a/3 Stonebridge, Darlington, DL1 1PB**

Freehold

Price £185,000



SITUATION/LOCATION

The property is situated within the town centre conservation area just off the inner ring road adjacent to the Cornmill Shopping Centre and opposite St Cuthberts Church. The property lies on a parade of independent shops with all other town centre amenities within convenient walking distance including a multi storey car park in close proximity.

PREMISES

A two storey terraced property incorporating two ground floor retail units together with separate access to first floor two bedroom flat. The property is of traditional construction with rendered front elevation under pitched tiled roof with parapet to front. The shop units have a personal access to the rear lane for delivery purposes via Crown Street. Each shop has a cellar. First floor spacious flat incorporates UPVC double glazing and a gas fired central heating system. Internal walls are stud partition only giving flexibility to increase the number of bedrooms if desired.

ACCOMMODATION

The accommodation briefly comprises:-

2 Stonebridge (Polish supermarket/off licence)

Total Net Internal Area
66.6sq.m. (716.6sq.ft.)
WC
Cellar

3 Stonebridge (baby wear/pram shop)

Ground floor net internal area
64.35sq.m. (692.4sq.ft.)

First floor stores
20.76sq.m. (223.4sq.ft.)

WC
Cellar

2a Stonebridge (first floor flat)

Landing/Dining Area, lounge, kitchen, two bedrooms, bathroom, sep wc/wb.

Total Net Internal Area
84.95sq.m. (914sq.ft.)

TENANCY INFORMATION

2 Stonebridge

Tenant - Darlington Delicatessen
Term - yearly periodic tenancy
Commencement Date - 1st September 2015
Rent - £7,500 per annum
Repairs - full repairing and insuring obligation

3 Stonebridge

Tenant - Babycare
Term - 6 years
Commencement date - 4th June 2003
Rent - £5,000 per annum, exclusive
Repairs - full repairing and insuring (subject to schedule of condition)

Both tenants are holding over.

2a Stonebridge

The tenant of the flat has an Assured Shorthold Tenancy Agreement. Let furnished. The present tenant has been in occupation since October 2006.
Rent - £325 pcm

TENURE

Freehold

RATEABLE VALUE/COUNCIL TAX

The Valuation Office Agency website lists the rateable value and council tax band with effect from April 2017 as follows:-

2 Stonebridge - £4,750
3 Stonebridge - £4,050
2a Stonebridge - Band A

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

2 Stonebridge - E 102
3 Stonebridge - D 80
2A Stonebridge - F 27

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.